

D.3 Agriculture Resources

This section evaluates the potential impacts that the South Bay Substation Relocation Project (Proposed Project) and alternatives may have on agricultural resources. Sections D.3.1 and D.3.2 describe the environmental and regulatory agricultural resource setting for the Proposed Project, respectively. Section D.3.3 includes analysis and discussion of agricultural resource impacts resulting from the Proposed Project, while Section D.3.4 presents impact analysis for the alternatives. Section D.3.5 provides information about mitigation monitoring and reporting.

D.3.1 Environmental Setting for the Proposed Project

The U.S. Department of Agriculture (USDA), Natural Resources Conservation Service, has identified important farmlands as follows:

- ***Prime Farmland:*** Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but it is not urban or built-up land or water areas) (USDA 1994).
- ***Unique Farmland:*** Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce sustained high quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods (USDA 1994).
- ***Additional Farmland of Statewide Importance:*** This is land, in addition to prime and unique farmlands, that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops (USDA 1994).
- ***Additional Farmland of Local Importance:*** In some local areas, there is concern for certain additional farmlands for the production of food, feed, fiber, forage, and oilseed crops, even though these lands are not identified as having national or statewide importance (USDA 1994).

The Williamson Act covers parcels of land where agricultural lands are preserved and local guidance, such as general plans, further plans for the preservation and use of designated agricultural lands.

The Proposed Project and surrounding area are not located on Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, or land under Williamson Act contract, and are not designated or zoned by the City of Chula Vista (City) for agricultural uses.

D.3.2 Applicable Regulations, Plans, and Standards

Federal

There are no federal goals, objectives, or policies related to agricultural resources that are applicable to the Proposed Project.

State

California Public Resources Code

The California Public Resources Code (PRC) defines “forest land” and “timberland” as follows:

CAL.PRC§12220(g). “Forest land” is land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits (California Public Resources Code, Section 12200 et seq.).

CAL.PRC§4526. “Timberland” means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis after consultation with the district committees and others (California Public Resources Code, Section 4521 et seq.).

California Government Code

The California Government Code defines “timberland” zoned “timberland production” as follows:

CAL.GC§51104(g). “Timberland production zone” or “TPZ” means an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h). With respect to the general plans of cities and counties, “timberland preserve zone” means “timberland production zone” (California Government Code, Section 51100 et seq.)

California Department of Conservation’s Farmland Mapping and Monitoring Program

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used to analyze impacts on California’s agricultural resources. Every 2 years the maps are updated using data obtained from aerial photographs, a computer mapping system, public

review, and field reconnaissance. Agricultural land is rated by the FMMP according to soil quality, irrigation status, and importance. The highest quality land is called Prime Farmland. Other FMMP categories include Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land. FMMP farmland categories are described as follows (Department of Conservation 2007):

Prime Farmland: Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agriculture production at some time during the 4 years prior to the mapping date.

Farmland of Statewide Importance: Farmland of Statewide Importance is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.

Unique Farmland: Unique Farmland consists of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but it may include non-irrigated orchards or vineyards, as found in some climatic zones in California. Land must have been cropped at some time during the 4 years prior to the mapping date.

Farmland of Local Importance: The following lands are to be included in the Farmland of Local Importance category:

- All farmable lands within San Diego County that do not meet the definitions of Prime, Statewide, or Unique but are currently irrigated pasture or non-irrigated crops
- Non-irrigated land with the soils qualifying for Prime Farmland or Farmland of Statewide Importance
- Lands that would have Prime or Statewide designation and have been improved for irrigation but are now idle
- Lands with a General Plan Land Use designation for agricultural purposes
- Lands that are legislated to be used only for agricultural (farmland) purposes.

Williamson Act

The state allows local governments to enter into Williamson Act contracts or Farmland Security Zone (FSZ) contracts in order to preserve agricultural land and provide tax benefits to the landowner.

The Williamson Act, formerly known as the California Land Conservation Act of 1965 (California Government Code §51200–51297.4, as amended), enables local governments to enter into contracts with private landowners that restrict specific parcels of land to agricultural or related open-space use. In return, these landowners receive property tax assessments that are based upon farming and open-space uses rather than other potentially higher tax bases (Department of Conservation 2007). An agricultural preserve can consist of no less than the following minimum acreage:

- An area of 10 to 40 acres for prime agricultural land if surrounded by or substantially surrounded by or contiguous to other agricultural preserve lands
- An area of 40 acres or more for prime agricultural land
- An area of 40 to 160 acres for nonprime agricultural land if surrounded by or substantially surrounded by or contiguous to other agricultural preserve lands
- An area of 160 acres or more for nonprime agricultural land; provided that in order to meet this requirement, two or more parcels may be combined if they are contiguous and if they are in common ownership or use.

The Williamson Act states that a board or council, by resolution, shall adopt rules governing the administration of agricultural preserves. The rules of each agricultural preserve specify the uses allowed. Any commercial agricultural use would generally be permitted within any agricultural preserve. Local governments may identify compatible uses permitted with a use permit. Notwithstanding any determination of compatible uses by a city or county, unless the city or county, after notice and hearing, makes a finding to the contrary, the erection, construction, alteration, or maintenance of gas facilities are specifically determined under the Williamson Act to be compatible uses within any agricultural preserve (California Government Code §51238).

The FSZs are more stringent agricultural preservation contracts between a private landowner and public agency than standard Williamson Act contracts. There are no parcels designated as FSZ in the project area, or along the Proposed Project alignment.

Local

City of Chula Vista

General Plan. The Proposed Project is located within the City’s jurisdiction. The City of Chula Vista General Plan was originally adopted by the City Council on December 15, 1970, was comprehensively updated on July 11, 1989, and subsequently updated and adopted on December 13, 2005. The City of Chula Vista General Plan outlines the City’s objectives and guidelines for

all phases of future development within its incorporated area and sphere of influence and other lands within the planning area through the Year 2030. The General Plan contains nine elements:

- Land Use
- Circulation
- Public Facilities
- Housing
- Environmental
- Growth Management
- Open Space and Conservation
- Parks and Recreation
- Safety and Noise.

The following agricultural resources objective was identified in the Environmental Element of the City of Chula Vista General Plan (City of Chula Vista 2005) that may be applicable to the Proposed Project:

- Objective E.4: Maintain the opportunity for limited agricultural and related uses to occur as an interim land use within planned development areas and as a potential permanent land use within appropriate locations.

Chula Vista Bayfront Master Plan. The Proposed Project is located within the Chula Vista Bayfront Master Plan (CVBMP) redevelopment area. The CVBMP is a large-scale master plan covering 550 acres of bayfront property, including state tidelands and uplands under the San Diego Unified Port's jurisdiction, as well as uplands under the City's jurisdiction. The CVBMP does not contain specific agricultural resource policies related to the Proposed Project area (CVBMP 2010).

San Diego Unified Port District Port Master Plan

The Proposed Project area is subject to the regulations and policies in the Unified Port District of San Diego (Port District) Port Master Plan (PMP). The Port District's jurisdiction includes the public trust lands (i.e., tidelands) bayward of the mean high-tide line and the submerged lands generally to the U.S. Pierhead Line, and other upland properties as acquired by the Port District. The PMP guides the physical development of these lands and also serves as the Port District's coastal program for purposes of the California Coastal Act. As indicated in the PMP, the tidelands under the Port District's jurisdiction are divided into separate planning districts: Shelter Island,

Harbor Island/Lindbergh Field, Centre City/Embarcadero, Tenth Avenue Marine Terminal, National City Bayfront, Coronado Bayfront, Chula Vista Bayfront, Silver Strand South, South Bay Salt Lands, and Imperial Beach Oceanfront. The Proposed Project is located within the PMP; however, the PMP does not address agricultural uses for the relevant project area.

D.3.3 Environmental Impacts and Mitigation Measures

D.3.3.1 Definition and Use of Significance Criteria

Based on the CEQA Guidelines (Appendix G, Environmental Checklist Form) (14 CCR 15000 et seq.), standard CEQA practice and environmental documents analyzing transmission line and substation projects, the significance criteria presented below are used to determine whether the Proposed Project would result in a significant impact. The Proposed Project would significantly impact agricultural resources if it would:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC Section 12220(g)), or timberland (as defined by PRC Section 4526)
- d) Result in the loss of forest land or conversion of forest land to non-forest use
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use.

D.3.3.2 Applicant Proposed Measures

The applicant did not propose any measures to reduce potential agricultural resource impacts associated with the construction and operation of the Proposed Project.

D.3.3.3 Bay Boulevard Substation

Impact AG-1: Construction and operation activities would interfere with active agricultural operations.

The proposed Bay Boulevard Substation is not located on land used for agricultural purposes or zoned for agriculture purposes. The proposed Bay Boulevard Substation is not located on or adjacent to existing agricultural or forested land (USDA 2003). Thus, the Proposed Project would not result in a loss or conversion of farmland into nonagricultural use or forest land into non-forest use. No impacts would result with project implementation.

Impact AG-2: **Operation would permanently convert Farmland to nonagricultural use.**

The proposed Bay Boulevard Substation is not located within an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Department of Conservation 2007). Therefore, the proposed Bay Boulevard Substation would not result in any impact associated with the conversion of Farmland to any nonagricultural uses. As a result, no impact would result with project implementation.

Impact AG-3: **Operation would conflict with existing zoning for agricultural use or permanently convert Williamson Act lands to nonagricultural use.**

The proposed Bay Boulevard Substation area is not under active crop cultivation nor is it used for livestock grazing. The proposed Bay Boulevard Substation is not planned or zoned for agricultural use by the City nor is it part of a Williamson Act parcel of land (Department of Conservation 2008). As a result, no conflicts with existing zoning for an agricultural use or conflicts with a Williamson Act contract would result with project implementation.

Impact AG-4: **Operation would conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.**

The proposed Bay Boulevard Substation is not located on forest land or timberland, as defined by the California PRC. The proposed Bay Boulevard Substation is also not located on timberland zoned as Timberland Production, as defined by California Government Code or the City of Chula Vista General Plan. Thus, there is no potential for conflict with PRC Section 12220(g), or PRC Section, and no impacts will result from the proposed Bay Boulevard Substation.

Impact AG-5: **Operation would result in the loss of forest land or conversion of forest land to non-forest use.**

The City is located in the USDA Forest Service Pacific Southwest Region. The nearest national forest to the project site is Cleveland National Forest, which is located approximately 20 miles east of the project site (USDA 2003). Thus, the proposed Bay Boulevard Substation is not located in a Forest Service District, and no forest land would be lost or at risk of being converted to non-forest use. No impacts would result with project implementation.

D.3.3.4 South Bay Substation Dismantling

Impact AG-1: Construction and operation activities would interfere with active agricultural operations.

Dismantling of the South Bay Substation will not occur on land used for agricultural purposes or zoned for agriculture purposes. The South Bay Substation is not located on or adjacent to existing agricultural or forested land (USDA 2003). Thus, dismantling of the South Bay Substation would not result in a loss or conversion of farmland into nonagricultural use or forest land into non-forest use. No impacts would result with project implementation.

Impact AG-2: Operation would permanently convert Farmland to nonagricultural use.

Dismantling of the South Bay Substation will not occur within an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Department of Conservation 2007). Therefore, dismantling of the South Bay Substation would not result in any impact associated with the conversion of Farmland to any nonagricultural uses. As a result, no impact would result with project implementation.

Impact AG-3: Operation would conflict with existing zoning for agricultural use or permanently convert Williamson Act lands to nonagricultural use.

Dismantling of the South Bay Substation will not occur in an area that is under active crop cultivation or that is used for livestock grazing. Dismantling of the South Bay Substation is not planned or zoned for agricultural use by the City nor is it part of a Williamson Act parcel of land (Department of Conservation 2008). As a result, no conflicts with existing zoning for an agricultural use or conflicts with a Williamson Act contract would result with project implementation.

Impact AG-4: Operation would conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

Dismantling of the South Bay Substation will not occur on forest land or timberland, as defined by the California PRC. Additionally, the Proposed Project is not located on timberland zoned as Timberland Production, as defined by California Government Code or the City of Chula Vista General Plan. Thus, there is no potential for conflict with PRC Section 12220(g), or PRC Section 4526), and no impacts will result from dismantling of the South Bay Substation.

Impact AG-5: **Operation would result in the loss of forest land or conversion of forest land to non-forest use.**

The City is located in the USDA Forest Service Pacific Southwest Region. The national forest nearest the area where dismantling of the South Bay Substation will occur is Cleveland National Forest, which is located approximately 20 miles east of the project site (USDA 2003). Thus, dismantling of the South Bay Substation is not located in a Forest Service District, and no forest land would be lost or at risk of being converted to non-forest use. No impacts would result with project implementation.

D.3.3.5 Transmission Interconnections

Impact AG-1: **Construction and operation activities would interfere with active agricultural operations.**

The proposed transmission interconnections are not located on land used for agricultural purposes or zoned for agriculture purposes. The proposed transmission interconnections are not located on or adjacent to existing agricultural or forested land (USDA 2003). Thus, the proposed transmission interconnections would not result in a loss or conversion of farmland into nonagricultural use or forest land into non-forest use. No impacts would result with project implementation.

Impact AG-2: **Operation would permanently convert Farmland to nonagricultural use**

The proposed transmission interconnections are not located within an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Department of Conservation 2007). Therefore, the proposed transmission interconnections would not result in any impact associated with conversion of Farmland to any nonagricultural uses. As a result, no impact would result with project implementation.

Impact AG-3: **Operation would conflict with existing zoning for agricultural use or permanently convert Williamson Act lands to nonagricultural use.**

The proposed transmission interconnections are not under active crop cultivation nor is it used for livestock grazing. The proposed transmission interconnections are not planned or zoned for agricultural use by the City nor is it part of a Williamson Act parcel of land (Department of Conservation 2008). As a result, no conflicts with existing zoning for an agricultural use or conflicts with a Williamson Act contract would result with project implementation.

Impact AG-4: Operation would conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

The proposed transmission interconnections are not located on forest land or timberland, as defined by the California PRC. The Proposed Project is also not located on timberland zoned as Timberland Production, as defined by California Government Code or the City of Chula Vista General Plan. Thus, there is no potential for conflict with PRC Section 12220(g), or PRC Section 4526, and no impacts will result from the proposed transmission interconnections.

Impact AG-5: Operation would result in the loss of forest land or conversion of forest land to non-forest use.

The City is located in the USDA Forest Service Pacific Southwest Region. The nearest national forest to the project site is Cleveland National Forest, which is located approximately 20 miles east of the project site (USDA 2003). Thus, the proposed transmission interconnections are not located in a Forest Service District, and no forest land would be lost or at risk of being converted to non-forest use. No impacts would result with project implementation.

D.3.4 Project Alternatives

D.3.4.1 Gas Insulated Substation Technology Alternative

Environmental Setting

Section D.3.1 describes the existing agricultural resources setting at the proposed Bay Boulevard Substation. Because the Gas Insulated Substation Technology Alternative would only decrease the development footprint of the Bay Boulevard Substation, the existing agricultural resource setting would be the same as described in Section D.3.1.

Environmental Impacts and Mitigation Measures

Under this alternative, a smaller development footprint for the Bay Boulevard Substation would be required when compared to the Proposed Project due to the reduction of the A-frame structures needed for the Air Insulated Substation required under the Proposed Project. Agricultural resource impacts resulting from construction of the Gas Insulated Substation Technology Alternative would not differ from those under the Proposed Project. No impacts would result with implementation of the Gas Insulated Substation Technology Alternative.

Comparison to the Proposed Project

Agricultural resource impacts resulting from construction and operation of the Gas Insulated Substation Technology Alternative would remain the same as the Proposed Project for Impacts AG-1 through AG-5. No impacts would result with implementation of the Proposed Project or the Gas Insulated Substation Technology Alternative.

D.3.4.2 Tank Farm Site Alternative

Environmental Setting

Section D.3.1 describes the agricultural resources setting in the project area. The Tank Farm Site Alternative is located within an urban area and is not located on Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, or land under Williamson Act contract, and it is not designated or zoned by the City for agricultural uses.

D.3.4.2.1 Tank Farm Site – Air Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

Because no agricultural resources are located on site, no impacts to agricultural resources would result with implementation of the Tank Farm Site – Air Insulated Substation Alternative.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the Tank Farm Site – Air Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.2.2 Tank Farm Site – Gas Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

The impacts would be the same as under the Air Insulated Substation Alternative because the alternative site does not contain agricultural resources, as discussed in Section D.3.4.2.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the Tank Farm Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.3 Existing South Bay Substation Site Alternative

Environmental Setting

The environmental setting for agricultural uses would be the same as the Proposed Project because this alternative would occur within the existing boundary of the South Bay Substation site and, as described in Section D.3.1, does not contain, nor is it designated or zoned for, agricultural resources.

D.3.4.3.1 Existing South Bay Substation Site – Air Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

The existing South Bay Substation site and the adjacent 3-acre area required for substation transformers, switchgear, and circuits do not contain agricultural resources (the existing substation site is developed, and adjacent areas are identified as disturbed habitat). As such, no impacts to agricultural resources would occur under the Existing South Bay Substation Site – Air Insulated Substation Alternative.

Comparison to the Proposed Project

Similar to the Proposed Project, no impacts to agricultural resources would occur as a result of construction and operation of the Existing South Bay Substation Site – Air Insulated Substation Alternative. Therefore, agricultural impacts AG-1 through AG-5 resulting from this alternative would be the same as those discussed in Sections D.3.3.3 through D.3.3.5 for the Proposed Project.

D.3.4.3.2 Existing South Bay Substation Site – Gas Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

The impacts would be the same as under the Air Insulated Substation Alternative because the alternative site location does not contain agricultural resources, as discussed in Section D.3.4.3.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the Existing South Bay Substation Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.4 Power Plant Site Alternative

Environmental Setting

As described in Section D.3.1, the project area does not include any agricultural resources and is not designated or zoned for agricultural uses.

D.3.4.4.1 Power Plant Site – Air Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

As seen in Section D.3.4.4, no agricultural resources are located on this alternative site; therefore, no impacts would occur with implementation of the Power Plant Site – Air Insulated Substation Alternative.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the Power Plant Site – Air Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.4.2 Power Plant Site – Gas Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

The impacts would be the same as under the Air Insulated Substation Alternative because the alternative site does not contain agricultural resources, as discussed in Section D.3.4.4.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the Power Plant Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.5 Broadway and Palomar Site Alternative

Environmental Setting

As described in Section D.3.1, the project area does not include any agricultural resources and is not designated or zoned for agricultural uses.

D.3.4.5.1 Broadway and Palomar Site – Air Insulated Substation Alternative

The 9-acre Broadway and Palomar site is not physically large enough to accommodate the 10-acre Air Insulated Substation Alternative. As such, the Air Insulated Substation Alternative is not technically feasible at this site.

D.3.4.5.2 Broadway and Palomar Site – Gas Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

As seen in Section D.3.4.5, no agricultural resources are located on this alternative site; therefore, no impacts would occur with implementation of the Broadway and Palomar Site – Gas Insulated Substation Alternative.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the Broadway and Palomar Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.6 Goodrich South Campus Site Alternative

Environmental Setting

As described in Section D.3.1, the project area does not include any agricultural resources and is not designated or zoned for agricultural uses.

D.3.4.6.1 Goodrich South Campus Site – Air Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

Because no agricultural resources are identified in the project area, no impacts to agricultural resources would result with implementation of Goodrich South Campus Site – Air Insulated Substation Alternative.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the Goodrich South Campus Site – Air Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.6.2 Goodrich South Campus Site – Gas Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

The impacts would be the same as under the Air Insulated Substation Alternative because the alternative site does not contain agricultural resources, as discussed in Section D.3.4.6.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the Goodrich South Campus Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.7 H Street Yard Site Alternative

Environmental Setting

As described in Section D.3.1, the project area does not include any agricultural resources and is not designated or zoned for agricultural uses.

D.3.4.7.1 H Street Yard Site – Air Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

As described in Section D.3.4.7, no agricultural resources are located on this alternative site; therefore, no impacts would occur with implementation of the H Street Yard Site – Air Insulated Substation Alternative.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the H Street Yard Site – Air Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.7.2 H Street Yard Site – Gas Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

The impacts would be the same as under the Air Insulated Substation Alternative because the alternative site does not contain agricultural resources, as discussed in Section D.3.4.7.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the H Street Yard Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.8 Bayside Site Alternative

Environmental Setting

As described in Section D.3.1, the project area does not include any agricultural resources and is not designated or zoned for agricultural uses.

D.3.4.8.1 Bayside Site – Air Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

As described in Section D.3.4.8, no agricultural resources are located on this alternative site; therefore, no impacts would occur with implementation of the Bayside Site – Air Insulated Substation Alternative.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the Bayside Site – Air Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.8.2 Bayside Site – Gas Insulated Substation Alternative

Environmental Impacts and Mitigation Measures

The impacts would be the same as under the Air Insulated Substation Alternative because the alternative site does not contain agricultural resources, as discussed in Section D.3.4.8.

Comparison to the Proposed Project

Agricultural impacts resulting from the construction and operation of the Bayside Site – Gas Insulated Substation Alternative would be the same when compared to the Proposed Project for Impacts AG-1 through AG-5.

D.3.4.9 Environmental Impacts of the No Project Alternative

Under the No Project Alternative, none of the facilities associated with the project would be constructed. SDG&E may, however, be required to develop additional transmission upgrades as described in Section C.7 of this EIR. Anticipated upgrades would primarily be within developed areas and within SDG&E easements and franchise positions, and therefore, it is anticipated that no impacts to agricultural resources would occur.

D.3.5 Mitigation Monitoring, Compliance, and Reporting

Because no impacts have been identified to agricultural resources, no applicant proposed measures or mitigation measures are necessary.

D.3.6 References

14 CCR 15000–15387 and Appendix A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

California Government Code. Section 51100–51104. California Timberland Productivity Act of 1982.

California Public Resources Code, Section 4521–4529.5. Z’berg-Nejedly Forest Practice Act of 1973.

California Public Resources Code, Sections 12200–12231. California Forest Legacy Program Act of 2007.

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